

1 **BILL NO. 2009-26**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO PROVIDE ALTERNATIVE MINIMUM ON-SITE PARKING
4 REQUIREMENTS FOR CERTAIN MIXED-USE DEVELOPMENTS AND OTHER QUALIFYING
USES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

5 Sponsored by: Mayor Oscar B. Goodman

Summary: Provides alternative minimum on-
site parking requirements for certain mixed-use
developments and other qualifying uses.

7 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
8 AS FOLLOWS:

9 SECTION 1: Title 19, Chapter 10, Section 10, Subsection (H), of the Municipal Code
10 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

11 (H) Parking Alternatives. The Director is authorized to allow parking requirements to be met by
12 [either one or a combination of the methods described in this section.] any method described in this
13 Subsection (H), or any combination of such methods.

14 (1) Off-Site Parking. The parking requirements may be met by locating the required
15 parking spaces on a separate parcel from the lot on which the principal use is located. Off-site parking
16 may be approved only if:

17 (a) The parcels containing the use and the off-site parking are under common
18 ownership;

19 (b) The parcel to be used for parking is located not more than three hundred feet
20 from the building or use it is intended to serve;

21 (c) The parcel to be used for parking is not separated or divided from the building
22 or use it is intended to serve by a freeway, expressway, highway or primary thoroughfare;

23 (d) The applicant satisfies the Director that the use of the off-site parcel for parking
24 will not be detrimental to public safety; and

25 (e) The owner of the parcels executes an agreement or similar document,
26 satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking use.
27 The document must contain the legal description of both the off-site parcel and the parcel where the
28 principal use is located and must be of sufficient duration to ensure the continued use of the off-site

1 parcel for parking. In order to provide record notice of the existence of the off-site parking
2 arrangement, the City may record the document in the office of the County Recorder, or require the
3 applicant to do so.

4 (2) Shared Parking. The parking requirements may also be met by securing the consent
5 to share parking facilities on another parcel and under another ownership. Shared parking may only
6 be approved if:

7 (a) The shared facilities are located on a parcel zoned for such use;

8 (b) The shared facilities are not more than three hundred feet from the building or
9 use they are intended to serve;

10 (c) The shared facilities are not separated or divided from the building or use they
11 are intended to serve by a freeway, expressway, highway or primary thoroughfare;

12 (d) The owners of the parcels cooperatively establish and operate the facilities;

13 (e) The uses separately generate parking demands, primarily during hours when
14 the remaining uses are not in operation;

15 (f) A minimum number of spaces are provided to meet the requirements of the use
16 with the single greatest parking demand;

17 (g) Satisfactory evidence, as deemed by the Director, has been submitted describing
18 the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential
19 conflict; and

20 (h) The owners of the parcels execute an agreement, satisfactory to the City
21 Attorney, which outlines the terms and conditions of the shared parking arrangement. The agreement
22 must contain the legal description of both parcels and must be of sufficient duration to ensure the
23 continued use of the shared parking facilities. In order to provide record notice of the existence of the
24 shared parking arrangement, the City may record the agreement in the office of the County Recorder,
25 or require the applicant to do so.

26 (3) Mixed-Use Development--Alternative Parking Requirements. Mixed-use developments
27 that are approved pursuant to Chapter 19.04 may utilize Table 3 below for determining parking
28 requirements as an alternative to those otherwise applicable under this Section and Chapter 19.04.

A hotel/casino mixed-use development may choose the alternative determination available under this Paragraph (3) or the administrative reduction available under Subsection (I) of this Section, but may not take advantage of both alternatives or any combination thereof.

Table 3 Mixed-Use Developments--Alternative Parking Requirements

<u>General Land Use Classification</u>	<u>Weekdays</u>			<u>Weekends</u>		
	<u>Mid - 7 am</u>	<u>7 am - 6 pm</u>	<u>6 pm - Mid</u>	<u>Mid - 7 am</u>	<u>7 am - 6 pm</u>	<u>6 pm - Mid</u>
<u>Office & Professional</u>	<u>5%</u>	<u>100%</u>	<u>5%</u>	<u>0%</u>	<u>60%</u>	<u>10%</u>
<u>Retail & Personal Services</u>	<u>0%</u>	<u>100%</u>	<u>80%</u>	<u>0%</u>	<u>100%</u>	<u>60%</u>
<u>Residential</u>	<u>100%</u>	<u>55%</u>	<u>85%</u>	<u>100%</u>	<u>65%</u>	<u>75%</u>
<u>Restaurant</u>	<u>50%</u>	<u>70%</u>	<u>100%</u>	<u>45%</u>	<u>70%</u>	<u>100%</u>
<u>Hotel</u>	<u>100%</u>	<u>65%</u>	<u>90%</u>	<u>100%</u>	<u>65%</u>	<u>80%</u>
<u>Theaters/Entertainment & Amusement</u>	<u>0%</u>	<u>70%</u>	<u>100%</u>	<u>5%</u>	<u>70%</u>	<u>100%</u>

(a) Calculation of Parking Requirement. Calculate the number of spaces required for each use based on the applicable parking requirements calculated under this Section and Section 19.04. Applying the general land use category listed above to each proposed use, utilize the percentages to calculate the number of parking spaces required for each time period (six time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement and utilize that total as the mixed-use parking requirement.

(b) Changes in Use. Any proposed changes in the commercial uses for an existing approved mixed-use development shall be submitted to the Planning and Development Department for review and a determination of consistency with the parking requirements set forth in Table 3. Where a change in use will increase the number of parking spaces required, the additional spaces shall be provided.

(4) Alternative Parking Standard--Parking Demand Analysis. Where the unique operation of a particular use creates a lesser parking demand than the parking requirements otherwise applicable under this Section and Section 19.04, an alternative parking standard for the use may be established in conjunction with the submittal of a Parking Demand Analysis. In order to qualify for consideration, a Parking Demand Analysis must be signed and sealed by a professional traffic engineer, must

1 document the weekday and weekend peak parking demand for the proposed use(s) for the site, and
2 must provide justification for the alternative parking standard. The request for an alternative parking
3 standard pursuant to this Paragraph (4):

4 (a) Shall follow the process for a Special Use Permit application under Section 19.18.060,
5 to the extent the process can be made applicable.

6 (b) May be approved as requested, or as modified, and may be made subject to conditions
7 if the Planning Commission or City Council, as the case may be, determines that approval of the
8 alternative parking standard is warranted.

9 SECTION 2: Title 19, Chapter 10, Section 10, Subsection (J), Paragraph (2), of the
10 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by:

11 (A) Renumbering Table 3 that appears therein as Table 4, and changing the
12 preceding textual reference to read "Table 4" accordingly; and

13 (B) Renumbering Table 4 that appears therein as Table 5, and changing the
14 preceding textual reference to read "Table 5" accordingly.

15 SECTION 3: Title 19, Chapter 10, Section 20, Subsection (C), Paragraph (2), of the
16 Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by renumbering
17 Table 5 that appears therein as Table 6, and changing the preceding textual reference to read "Table
18 6" accordingly.

19 SECTION 4: For purposes of Section 2.100(3) of the City Charter, LVMC 19.10.010
20 and 19.10.020 are deemed to be subchapters rather than sections.

21 SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or
22 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
23 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
24 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
25 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
26 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
27 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
28 invalid or ineffective.

1 SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this ____ day of _____, 2009.

5 APPROVED:

6
7 By _____
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

10 _____
11 BEVERLY K. BRIDGES, CMC
12 City Clerk

13 APPROVED AS TO FORM:

14 Val Steed 6-2-09
15 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2009, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2009, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

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14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

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17 BEVERLY K. BRIDGES, CMC
City Clerk

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